



Project #16-024
Jones Park Ave Subdivision
Located at 509 Park Avenue

REPORT SUMMARY...

Project Name: Jones Park Ave Subdivision
Proponent / Owner: Tara Jones / Tara Jones
Project Address: 509 Park Avenue
Request: 2 Lot Subdivision
Current Zoning: Neighborhood Residential (NR-6)
Type of Action: Quasi-Judicial
Hearing Date: May 26, 2016
Submitted By: Russ Holley, Senior Planner

RECOMMENDATION

Staff recommends that the Planning Commission **conditionally approve** a Subdivision Permit for Project #16-024, Jones Park Ave Subdivision, in the Neighborhood Residential (NR-6) located at 509 South Park Avenue, TIN#02-068-0026.

Current Land use adjoining the subject property

<i>North:</i>	NR-6: Residential	<i>East:</i>	NR-6: Residential
<i>South:</i>	NR-6: Residential	<i>West:</i>	NR-6: Residential

Subdivision Proposal

The applicant is proposing to subdivide their property into two (2) residential lots. The applicant lives on the property in an existing home, recently constructed in 2013. The area they would like to subdivide from the property is located south of the home and is currently fenced off. The proposed lots would be 0.53 acres (23,086 SF) for Lot #1 and 0.21 acres (9,147 SF) for Lot #2. A canal runs along the southern boundary of the property located near the middle of the Park Avenue irregularly shaped block.

The proposed 2-lot subdivision is at 2.6 units per acre density and meets the minimum 6,000 SF lot size requirements in the Land Development Code (LDC) 17.15.070. Lot #1 is shown with a width of 115 feet and Lot #2 with a width of 98 feet, both meeting the street frontage and width requirements of the LDC.

Access

Residential access will be from Park Avenue. Lot #1 and #2 could both be separately accessed from the west side of Park Avenue. Residential driveways are limited to a 22' wide curb-cut for safety and aesthetic reasons along city streets. The existing home's driveway is compliant with LDC regulations and when Lot #2 is developed, driveway compliance will be reviewed and approved as building permit process.

Site Design

Setbacks

The Land Development (LDC) requirements for setbacks in the NR-6 zone are as follows (as measured from property lines):

Front: 25 feet
Side: 8 feet
Rear: 10 feet
Canal 15 feet

The existing home on lot #1 meets all applicable building setbacks. When developed, Lot #2 will be reviewed for setback compliance at the time a building permit is submitted.

Streetscape

Curb, gutter, parkstrip and sidewalk currently exist along the entire frontage on both of the proposed lots. A driveway cut for Lot #2 has not been established at this time. Street trees are not present in the middle section of frontage, but with power lines overhead, tree species discretion is advised to avoid tree/power line problems in the future. As conditioned, with small street tree species at every 30 linear feet along Park Avenue and driveway approach approvals, the project meets the requirements of the LDC.

AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the following departments or agencies:

• Light and Power	• Engineering
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PUBLIC COMMENTS

Notices were mailed to property owners within 300 feet of the subject property. As of the time of this report, no comments were received.

PUBLIC NOTIFICATION

Legal notices were published in the Herald Journal on 5/12/16 and the Utah Public Meeting website on 5/16/16. Public notices were mailed to all property owners within 300 feet of the project site on 5/9/16.

RECOMMENDED CONDITIONS OF APPROVAL

This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.

1. All standard conditions of approval will be recorded with the Subdivision Permit and are available in the Community Development Department.
2. Two (2) lots are approved with this subdivision permit.
3. The final plat shall be recorded within one (1) year of this action or comply with LDC 17.58 Expirations and Extensions of Time.
4. Provide 10' public utility easement on all property lines at the bounds of the subdivision and 5' PUE on all other property lines.
5. Small street trees shall be planted prior to the recordation of the final plat in the park strip at 30' on center (average) along the Park Avenue street frontage. Verify species with City Forester prior to planting.
6. Driveway access and building setbacks for Lot #2 will be reviewed and approved for LDC compliance at the time a building permit is submitted.
7. Prior to recording of a Final Plat or issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from the following departments indicating that their requirement has been satisfied:
 - a. Engineering:
 - City Code requires a 15' easement/building/fence restrictions from top of canal bank, ensure that this easement is not greater than the 10' PUE shown on the plat. If this is greater than the 10' PUE increase the required easement along the south property line.
 - Water and sewer connections to addressed with the building permit
 - b. Light and Power:
 - Logan City Light and Power; Requires 1-Line Diagram, Load Data Sheet, A Digital Site Plan In Auto CAD (DWG) Format and PUE's Public Utility Easement 10' Easement On All Property Lines That Face A Road Way, And A 5' Easement On All Other Property Lines.

- Contact Matt Turnbow with Logan Light and Power for Power Location. (435-716-9722)

RECOMMENDED FINDINGS FOR APPROVAL FOR THE SUBDIVISION PERMIT

The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:

1. The proposed subdivision is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because the subdivision meets the minimum requirements of the LDC.
2. Each lot conforms to the requirements of Title 17 of the Logan LDC in terms of lot size and development requirements.
3. Each lot is suitable for development within the NR-6 zone.
4. The Subdivision Permit conforms to the requirements of Title 17.47 concerning hearings, procedures, application requirements and plat preparations.
5. The project meets the goals and objectives of the NR-6 zoning designations within the Logan General Plan.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

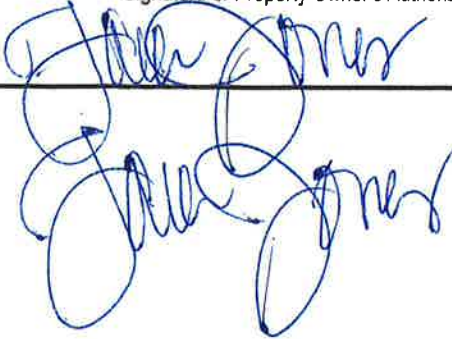
This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.



APPLICATION FOR PROJECT REVIEW

☒ Planning Commission ☐ Land Use Appeal

Board ☐ Administrative Review

Date Received 4/25/16	Received By RH	Receipt Number	Zone NR-6	Application Number PC 16-024										
<p>Type of Application (Check all that apply):</p> <table border="0"><tr><td><input type="checkbox"/> Design Review</td><td><input type="checkbox"/> Conditional Use</td><td><input checked="" type="checkbox"/> Subdivision</td><td><input type="checkbox"/> Zone Change</td><td><input type="checkbox"/> Administrative Design Review</td></tr><tr><td><input type="checkbox"/> Code Amendment</td><td><input type="checkbox"/> Appeal</td><td><input type="checkbox"/> Variance</td><td><input type="checkbox"/> 4950' Design Review</td><td><input type="checkbox"/> Other _____</td></tr></table>					<input type="checkbox"/> Design Review	<input type="checkbox"/> Conditional Use	<input checked="" type="checkbox"/> Subdivision	<input type="checkbox"/> Zone Change	<input type="checkbox"/> Administrative Design Review	<input type="checkbox"/> Code Amendment	<input type="checkbox"/> Appeal	<input type="checkbox"/> Variance	<input type="checkbox"/> 4950' Design Review	<input type="checkbox"/> Other _____
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PROJECT NAME Jones Park Ave Subdivision														
PROJECT ADDRESS 509 Park Avenue			COUNTY PLAT TAX ID # 02-068-0026											
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) Tara Jones			MAIN PHONE #											
MAILING ADDRESS 509 Park Ave		CITY Logan	STATE UT	ZIP 84321										
EMAIL ADDRESS taraa1979@gmail.com														
PROPERTY OWNER OF RECORD (Must be listed) 509 Park Ave Logan Utah			MAIN PHONE # 84321 435-799-5766											
MAILING ADDRESS Kev 715 @ yahoo.com		CITY Logan	STATE Utah	ZIP 84321										
EMAIL ADDRESS														
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed) Subdividing property at 509 Park Avenue into two lots.			Total Lot Size (acres) .217 acres											
			Size of Proposed New Building (square feet)											
			Number of Proposed New Units/Lots 2											
- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -														
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.			Signature of Property Owner's Authorized Agent 											

SE/4 Sec 5 Twp 11 North, Range 1 East

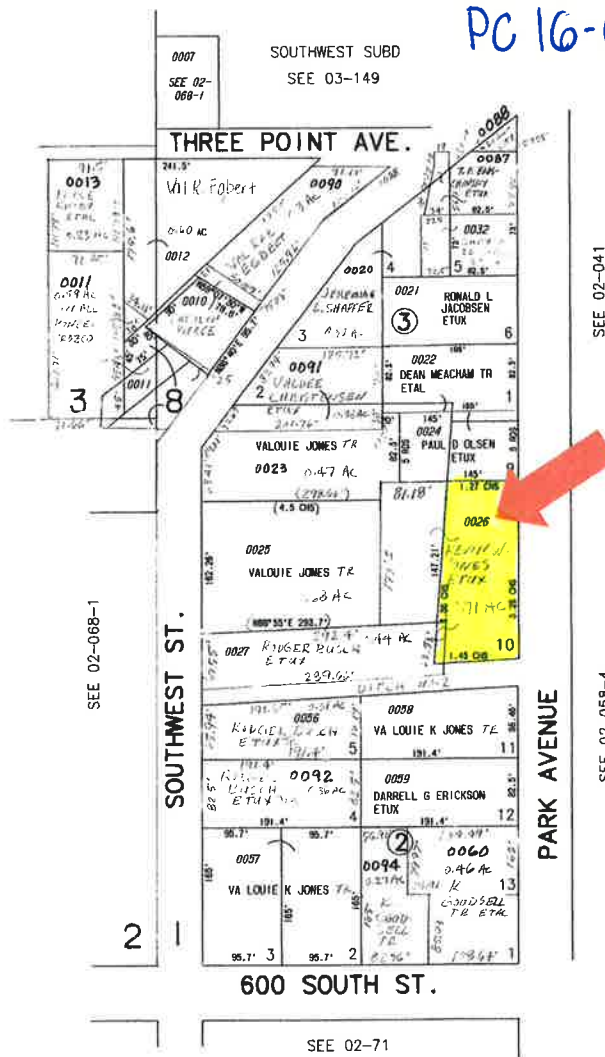
02-068

Scale 1"= 100 Feet

TAX UNIT 27

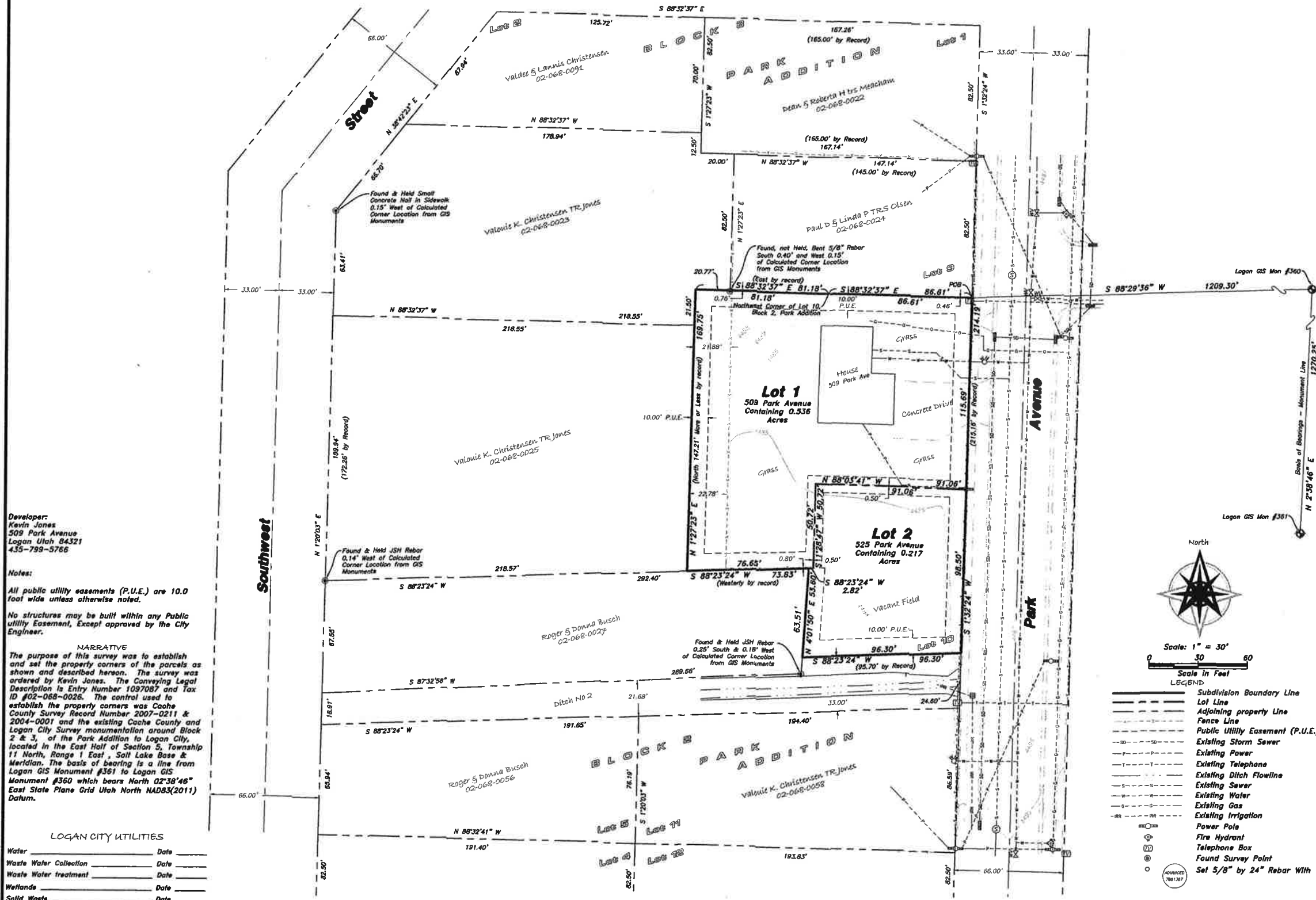
-2-

pt BLOCK 16 PLAT "A" LOGAN FARM SURVEY
BLOCKS 2 8 3 PARK ADDITION TO LOGAN CITY SVY



This Plat is Provided as an Accommodation only and Does not Constitute an Actual Survey of the Premises

Preliminary Plat for
Jones Park Avenue Subdivision
Logan City, Cache County, Utah, April 2016
A Part of the East Half of Section 5,
Township 11 North, Range 1 East, Salt Lake Base & Meridian



Developer:
Kevin Jones
509 Park Avenue
Logan Utah 84321
435-799-5766

Notes:
All public utility easements (P.U.E.) are 10.0 foot wide unless otherwise noted.
No structures may be built within any Public Utility Easement, Except approved by the City Engineer.

NARRATIVE
The purpose of this survey was to establish and set the property corners of the parcels as shown and described herein. The survey was ordered by Kevin Jones. The Conveying Legal Description is Entry Number 1097087 and Tax ID #02-088-0026. The control used to establish the property corners was Cache County Survey Record Number 2007-0211 & 2004-0001 and the existing Cache County and Logan City Survey monumentation around Block 2 & 3, of the Park Addition to Logan City, located in the East Half of Section 5, Township 11 North, Range 1 East, Salt Lake Base & Meridian. The basis of bearing is a line from Logan GIS Monument #361 to Logan GIS Monument #360 which bears North 02°38'46" East State Plane Grid Utah North NAD83(2011) Datum.

LOGAN CITY UTILITIES

Utility	Date
Water	
Waste Water Collection	
Waste Water Treatment	
Wetlands	
Solid Waste	
Light & Power	

ADVANCED
LAND SURVEYING INC
1770 Research Park Way #111
Logan Utah 84341
(p) 435-770-1585 (f) 435-514-5883
www.advancedlsi.com

LOGAN CITY ENGINEER'S CERTIFICATE
I Certify that I have examined this plat and find it to be correct and in accordance with the information on file in this office.

LOGAN CITY ATTORNEY APPROVAL
Approved as to form
This Day of _____ A.D. 20__

MAYOR'S APPROVAL AND ACCEPTANCE
Presented to the Logan City Mayor this _____ day of _____ A.D., 20__, at which time this Subdivision was approved and accepted.

DIRECTOR'S CERTIFICATE OF APPROVAL
The lot described in this instrument was reviewed and approved by the City of Logan Planning Commission as Docket #XX-XXX at its meeting of XX/XX/XXXX. This certificate warrants that at the time of original signature, all subdivision requirements and conditions tied to the recordation of this deed have been satisfied. The Commission action may have included other development requirements, development agreements, or deferred actions that may be conditions prerequisite to the issuance of building permits, use or occupancy of any development for this lot.

SURVEYOR'S CERTIFICATE
I, Clinton G. Hansen, do hereby certify that I am a Registered Professional Land Surveyor in the State of Utah in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Act; and I have completed a Survey of the Property described on this Plat in accordance with Section 17-23-17 and have verified all measurements, and have placed monuments as represented on this Plat, and have hereby subdivided said Tract into Two (2) Lots, know hereafter as Jones Park Avenue Subdivision in Logan City, Utah, and has been correctly drawn to the designated scale and is true and correct representation of the herein described lands included in said Subdivision, Based Upon Data Compiled from Records in the Cache County Recorder's Office and from said Survey made by me on the ground, I further hereby certify that the requirements of all applicable statutes and ordinances of Logan City concerning zoning requirements regarding lot measurements have been complied with and have placed monuments as represented on this plat in accordance with Logan Municipal Code Chapter 15.28.

Signed this _____ day of _____ 20__
Clinton G. Hansen P.L.S.
Utah Land Surveyor License No. 7881387

BOUNDARY DESCRIPTION
All of Lot 10, Block 2 of the Park Addition to Logan City and a Part of the East Half of Section 5, Township 11 North, Range 1 East of the Salt Lake Base and Meridian and More Particularly Described as follows:
Beginning at the Northeast Corner of said Lot 10 and Running Thence Along the Perimeter of said Lot 10 the Following Three (3) Courses: (1) South 01°32'24" West 214.19 Feet (215.16 Feet by Record); (2) South 88°23'24" West 96.30 Feet (95.70 Feet by Record); (3) North 04°01'50" East 53.50 Feet to the Intersection with the North Line of Parcel Number 02-068-0027; Thence South 88°23'24" West (Westerly by Record) 73.83 Feet; Thence North 01°27'23" East 169.75 Feet (North 147.21 Feet by Record) to the Westerly Projection of the North Line of said Lot 10; Thence South 88°32'37" East (East by Record) 81.18 Feet to the Northwest Corner of said Lot 10; Thence South 88°32'37" East 86.61 Feet Along the North Line of said Lot 10 to the Point of Beginning, Containing 0.753 Acres.

OWNER'S DEDICATION
Know all men by these presents that we, the undersigned owners of the above described tract of land having caused the same to be subdivided into a lot and streets to be hereafter known as Jones Park Avenue Subdivision and do hereby dedicate grant and convey to Logan City, Utah all those parts or portions of said tract of land designated as streets. The same to be used as public thoroughfares forever, and do also dedicate to Logan City those certain strips or easements for public utility and drainage purposes as shown hereon. The same to be used for the installation, maintenance and operation of public utility service lines and drainage as intended for public use.

In witness we have hereunto set our signatures
this _____ day of _____ 20__
Kevin Jones Tara Jones

ACKNOWLEDGMENT
State of Utah
County of _____
On the _____ day of _____ 20__, Kevin Jones and Tara Jones, Husband and Wife as Joint Tenants, personally appeared before me, the undersigned notary public in and for said state and county, being duly sworn, acknowledged to me that they signed the above owner's dedication freely and voluntarily and for the uses and purposes therein mentioned.

OWNER'S CONSENT TO FILE
PRELIMINARY PLAT
I/we, the undersigned, do hereby affirm that I/we are record owners of the subject property proposed on this map for subdivision, and I/we consent to the filing of this preliminary plat map

ACKNOWLEDGMENT
State of Utah
County of _____
On the _____ day of _____ 20__, Kevin Jones and Tara Jones, Husband and Wife as Joint Tenants, personally appeared before me, the undersigned notary public in and for said state and county, being duly sworn, acknowledged to me that they signed the above Owner's Consent to File Preliminary Plat freely and voluntarily and for the uses and purposes therein mentioned.



COUNTY RECORDER'S NO. _____
State of Utah, County Cache, Recorded and Filed at the Request of _____
Date _____ Time _____ Fee _____
Abstracted _____
Index _____
Filed In: File of Plats _____
County Recorder